



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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March 16, 2020

TO: Planning Board

FROM: Katherine F. Watkins
City Engineer

RE: 711-727 Massachusetts Ave: Application for Special Permit

We are in receipt of the Special Permit Application materials, dated January 27, 2020 for the redevelopment of the site known as 711-727 Massachusetts Ave. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

The Applicant has met with the Engineering division of the DPW and has been made aware of permitting requirements for the project. The DPW, based on the provided documentation, does not anticipate the project having any issue meeting all of the requirements of the DPW as the project will be subject to thorough and complete engineering review at the time of the Building Permit Application.

Stormwater Management:

Under the City Land Disturbance Regulations due to the project requiring a Special Permit from the Planning Board, the Applicant will need to obtain a Stormwater Control Permit from the Department of Public Works. The permit requirements cover the design standards and long term operation and maintenance of a management system for the project site, as well as the construction phase erosion and sedimentation control plans. The permit requirements also include the standard to mitigate the stormwater runoff from the site from the proposed 25-year storm to a rate below the pre-redevelopment 2-year storm event.

The Applicant acknowledges that stormwater management has been considered in their initial design but does not specifically mention meeting the requirements of the City's Stormwater Control Permit. The DPW will work with the Applicant as the design progresses to confirm that the standards have been met. Applicant is encouraged to review current City standards for design storms prior to advancing the stormwater design.

Public Infrastructure:

- The Applicant understands the DPW requirements associated with public infrastructure and has committed to working with the DPW through the building permit process on design details. Work in the Public right of way of Mass Ave and Temple Street will need to be reviewed and coordinated with the DPW.
- There are no significant trees located on the project parcel but there are Street Trees along the Mass Ave frontage of the site. The project should look to preserve and protect these trees for the long term and shall confirm that anticipated construction practices will not impact the vitality of these Street Trees.

Again, a thorough review of the development at submission of a building permit and during design and construction will be required by the DPW .

Please feel free to contact me with any questions or concerns related to the comments provided above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katherine Watkins".

Katherine F. Watkins, P.E.
City Engineer